



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

# Woodland Avenue, Barton Seagrave NN15

"Impressive floor show!"

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### "Impressive floor show!"

A smile will spread across your face when you walk across the threshold of the beautiful black Georgian front door into this pristine detached home situated in the heart of Barton Seagrave. The first class accommodation flows throughout one level and you can expect to see an open plan, modern fitted kitchen opening into the dining room and a very comfortable living room. There are two double sized bedrooms and modern fitted shower room. Secure gates to the side lead to a private driveway with space for two cars and a single garage. Further benefits include UPVC double glazed windows, gas central heating, a large loft space with potential to extend upwards, subject to planning permission and very private and secluded gardens. Definitely designed for life.

**Living Room** - 4.88m x 3.66m (16'0" x 12'0")

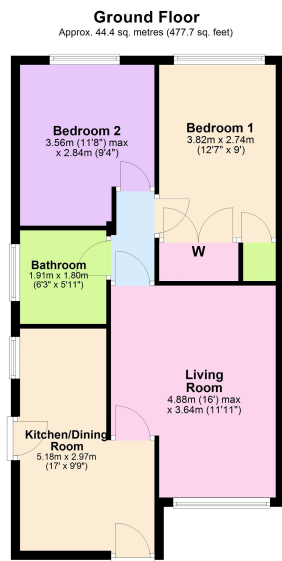
**Kitchen/Dining Room** - 5.18m x 2.97m (17'0" x 9'9")

**Bathroom** - 1.91m x 1.8m (6'3" x 5'11")

**Bedroom One** - 3.84m x 2.74m (12'7" x 9'0")

**Bedroom Two** - 3.56m x 2.84m (11'8" x 9'4")





Total area: approx. 44.4 sq. metres (477.7 sq. feet)

- Detached Bungalow
- Two Bedrooms
- Generous Gardens
- Parking for Two Cars
- Gas Central Heating
- Double Glazing
- Council Tax:C
- EPC Rating: D



15-16 Market Place, Kettering,  
Northamptonshire, NN16 0AJ

Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

